

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

April 9, 2009

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:31 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster,
Arthur Munoz,
Craig Nicholson,
Nathan Walter,
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Items raised through correspondence: Nathan W. led a discussion on possible solutions to **wiring/cable replacement** resulting from a request by Mr. Janigian (unit 306) and talks with Cox Cable. A representative from Cox will be invited to the next Board meeting.

The Board discussed the request for the installation of a "**Solatube**" for the bathroom of unit 333; a draft of an approval letter with conditions to be addressed at the May Meeting.

The Board discussed a request from the Mr. Innocenti (unit 123) for upgrade/replacement of **Exercise Room** equipment; Arthur M. will review the current equipment and form an action plan; the Board approved up to \$2,000 for this project.

The Board discussed and approved the replacement of a **roof vent** (improved design), requested by Mr. Walter (unit 353).

Meeting Minutes: The **March Board Meeting minutes** (3/12/09) were reviewed and **approved** as presented.

Landscaping: the Board tentatively approved bids for tree trimming (\$3,200) and various landscaping improvements (\$2,008.50, both from Progressive Landscaping), previously submitted to the Board by Landscaping Chairperson, Ms. Leyva (369). Approval is dependent on Ms. Leyva's verification of the bid amounts.

Treasurer's Report:

	March '09	YTD
Total Income	\$68,115.00	\$199,476.61
Operating Expenses	21,499.41	73,641.80
Transfer to Reserve	(46,615.59)	(122,365.81)
Total in Savings	\$724,456.26	

James N. reported Operating Expenses are approximately 8% below budget allocation. The **March** Treasurer's Report was unanimously **accepted** as presented.

Old Business

The Board addressed:

- **Dry rot repairs:** the Board reviewed the status of the work scheduled for units 239, 339, 342/343, 214, 313 and 206, now nearing completion. James will walk and develop a new list of potential dry rot repairs.
- **#104 moisture** no further actions taken.
- **Roof replacement** (7628): James N. reported replacement completed.
- **Roof replacement** (7624): the Board approved the revised bid (H&H Roofing) for "re-roofing" (remove and replace shingles).
- **Sidewalk repair:** the Board discussed and approved up to \$10,000 for this project, contingent on repair locations (walk-through with Contractor required); Todd M. given authority for final approval. Todd M. to clarify step replacement/locations with Board approval of up to \$5000 for this project.
- **Leak #219 to #111:** plumber tested plumbing today at 1PM; report forthcoming.
- **Motorcycle parking** (114): tabled, pending review of CC&R's on the legitimacy of motorcycles at the Grove.

No other Old Business

New Business

Items addressed:

- **Tank-less water heater:** the Board confirmed approval (3/26/09) of the request to install the heater, including installation of a larger roof vent required for the heater.
- **Liens:** (Emergency Item) Board unanimously declared as an emergency and unanimously approved filing liens on the following units for non-payment of Assn. monthly fees: 104, 111, 256 and 260.
- **FHA approval:** the Board discussed application for- and will review research on cost and legal advice obtained by Arthur M.
- **Housekeeping:** Arthur M. requested a general cleanup of the mailbox areas; James N. will contact Merit Cleaning for this task.
- **Grove Beautification Day:** the Board requested an item be placed in the Newsletter for a May date for this event.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:22.

The next Board meeting is scheduled for **Thursday, May 14, 2009**. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe